



Joint Planning Board  
 Borough of Demarest  
 118 Serpentine Road  
 Demarest, NJ 07627

**Received Date:** OCTOBER 28, 2025  
**Completeness Date:** NOVEMBER 3, 2025  
**Action by Date:** MARCH 3, 2025

**VARIANCE APPLICATION**      **\*\*EXTENDED ACTION DATE\*\***

**Section 1: Project Summary**

**File No.** JPB-25-010

1A. Property Information			
Property Address	8 Glenwood Avenue, Demarest NJ		
Block and Lot	B: 121	L: 7	Qual:
Zone	R-D		
Principal Use	Single-family residence.		

1B. Contacts	Owner	Applicant
Name	Barbara & Martin Vitale	Same as Owner
Address	8 Glenwood Avenue, Demarest NJ	
Phone #	201-266-8300	
Email	matthew@capizzilaw.com	

1C. "C Variances" Requested	Requested	Town Requirement
<input checked="" type="checkbox"/> Improved Lot Coverage	30.73 %	30 %
<input checked="" type="checkbox"/> Building Coverage	22.69 %	20 %
<input checked="" type="checkbox"/> Residential & Parking Coverage	28.82 %	25 %
Setback-Front(s)		25 Ft
Setback-Rear		30 Ft
Setback-Side(s)		10 Ft
Other(s) - list all		

1D. "D Variances" Requested		
<input type="checkbox"/> D (1) - Use		
<input type="checkbox"/> D (2) - Expansion of a Nonconforming Use		
<input type="checkbox"/> D (3) - Conditional Use		
<input checked="" type="checkbox"/> D (4) - FAR / Livable Floor Area	35.71 %	<b>Town Requirement: 30%</b>
<input type="checkbox"/> D (6) - Height (10ft or 10%)		Ft

1E. Project Description:

**The Applicant seeks to construct a one-story addition along the rear portion of the dwelling at the Property.**



**Section 2: Zoning Analysis**

**ZONE: R-D**

<b>2A. Property Description – Including Setbacks, Frontage, Size &amp; Depth</b>				
Lot & Building Zoning	i. Required	ii. Existing	iii. Proposed	Variance Requested (Yes / No)
1. Lot Area Square Feet (sq.ft.)	<b>10,000 SF</b>	<b>10,179 SF</b>	<b>10,179 SF</b>	<b>No.</b>
2. Lot Frontage	<b>100'</b>	<b>100'</b>	<b>100'</b>	<b>No.</b>
3. Lot Depth	<b>100'</b>	<b>101.22'</b>	<b>101.22'</b>	<b>No.</b>
4. Setback-Front Yard	<b>25'</b>	<b>24.87'</b>	<b>24.87'</b>	<b>No - ENC</b>
5. Setback-Front Yard 2 (if applicable)	<b>25'</b>	<b>N/A</b>		<b>N/A</b>
6. Setback-Rear Yard	<b>30'</b>	<b>44.40'</b>	<b>39.04'</b>	<b>No.</b>
7. Setback-Side Yard (Left)	<b>10'</b>	<b>27.77'</b>	<b>27.76'</b>	<b>No.</b>
8. Setback-Side Yard (Right)	<b>10'</b>	<b>11.41'</b>	<b>11.42'</b>	<b>No.</b>
9. Principal Building Height	<b>30'</b>	<b>29.18'</b>	<b>29.32'</b>	<b>No.</b>

<b>2B. Maximum Coverages – Including Building, Livable Floor Area, Lot Coverage and Building + Parking</b>				
Maximum Permitted	i. Required	ii. Existing	iii. Proposed	Variance Requested (Yes / No)
1a. Building Coverage (%)	<b>20%</b>	<b>16.06%</b>	<b>22.69%</b>	<b>Yes.</b>
1b. Building Coverage (sf)		<b>1,634.73 SF</b>	<b>2,309.15 SF</b>	<b>Yes.</b>
2a. Livable Floor Area (%)	<b>30%</b>	<b>28.49%</b>	<b>35.71%</b>	<b>Yes.</b>
2b. Livable Floor Area (sf)		<b>2,900.00 SF</b>	<b>3,634.92 SF</b>	<b>Yes.</b>
3a. Improved Lot Coverage (%)	<b>30%</b>	<b>27.25%</b>	<b>30.73%</b>	<b>Yes.</b>
3b. Improved Lot Coverage (sf)		<b>2,773.55 SF</b>	<b>3,128.73 SF</b>	<b>Yes.</b>
4a. Residential & Parking (%)	<b>25%</b>	<b>22.67%</b>	<b>28.82%</b>	<b>Yes.</b>
4b. Residential & Parking (sf)		<b>2,308.07 SF</b>	<b>2,934.03 SF</b>	<b>Yes.</b>

<b>2C. Livable Floor Area Summary</b>						
	Floor 1	Floor 2	Floor 3	Basement*	Other	Other
Total Square Feet (sq.ft.)	<b>1,525.43 SF</b>	<b>1,374.57 SF</b>				
Total Sq. Ft	<b>2,900.00 SF</b>	<b>Proposed:</b>				
Percentage of Lot (%)	<b>28.49%</b>	<b>First Floor: 2,196.25 SF (21.57%)</b>				
		<b>Second Floor: 1,438.67 SF (14.13%)</b>				
		<b>Total: 3,634.92 SF (35.71%)</b>				

\*Include basement in the calculations only if 30% or more of your basement is above the average grade (an average of a natural grade adjacent to the perimeter of a building measured at points ten (10) feet apart starting at the lowest elevation) \*\*



### Section 3. Accessory Calculations

- A. **Improved Lot Coverage:** The part of the site that is covered by buildings or accessory buildings; impervious or pervious surfaces; and any other structures or impervious surfaces.
- B. **Building Coverage:** The percentage of the plot or lot area covered by the principal building and accessory building(s).
- C. **Setback(s):** The required distance between a building or structure and a property line.
- D. **Floor Area Ratio (FAR) / Livable Floor Area:** The aggregate of all floors included within the outer walls of the building, excluding basements, garages and other unheated areas and including only such floor area under a sloping ceiling for which the headroom is not less than five (5) feet six (6) inches and then only if at least seventy-five percent (75%) of such floor area has a ceiling height of net less than seven (7) feet, six (6) inches and if any such floor that is situated above another story has access to the floor by a permanent, built-in stairway and has a permanent complete floor and a means of heating to seventy-five degrees Fahrenheit (75F) at all times.

Square Feet (sq.ft.)	3A. Improved Lot Coverage		3B. Building Coverage		3C. Side Set Back	3C. Rear Set Back
	Existing	Proposed	Existing	Proposed	Proposed	Proposed
Building	1,634.73 SF	2,309.15 SF	1,634.73 SF	1,634.73 SF		
Detached Garage						
Driveway	644.73 SF	596.27 SF				
Covered Patio						
Patio						
Deck	213.63 SF					
Shed						
Front Walkway	251.85 SF	161.35 SF				
Side Walkway						
Rear Walkway						
Retaining Wall(s)	28.61 SF	28.61 SF				
AC & Generator Pads		33.35 SF				
Swimming Pool						
Sports Court						
Other				674.42 SF		
Other						
Other						
Other						
Other						
<b>Total Sq. Ft.</b>	<b>2,773.55 SF</b>	<b>3,128.73 SF</b>	<b>1,634.73 SF</b>	<b>2,309.15 SF</b>		
<b>% of Total Lot Area</b>	<b>27.52%</b>	<b>30.73%</b>	<b>16.06%</b>	<b>22.69%</b>		



March 17th, 2026

Capizzi Law Offices  
 205 Fairview Avenue  
 Westwood, NJ 07675

Re: Single Family Residential Addition  
 8 Glenwood Avenue  
 Borough of Demarest, Bergen County, NJ

The applicant is proposing a one-story addition on a residential dwelling located at 8 Glenwood Avenue in the Borough of Demarest, Bergen County.

LOT ZONE: R-D (SINGLE-FAMILY RESIDENTIAL)  
 LOT SIZE: 10,179 SQ. FT.  
 REQUIRED LOT SIZE: 10,000 SQ. FT.

**IMPROVED LOT COVERAGE**

IMPERVIOUS AREA	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)
EXISTING DWELLING	1,634.73	1,634.73
PROPOSED ADDITION	N/A	674.42
WALKWAY	251.85	161.35
DRIVEWAY	644.73	596.27
DECK	213.63	N/A
BRICK WALL	28.61	28.61
AC UNITS	N/A	33.35

TOTAL EXISTING IMPROVED COVERAGE = **2,773.55 SQ. FT. (27.25%)**  
 TOTAL PROPOSED IMPROVED COVERAGE = **3,128.73 SQ. FT. (30.73%)**  
 ΔIMPROVED COVERAGE = **+355.18 SQ. FT.**  
 MAXIMUM IMPROVED LOT COVERAGE PERMITTED: **30%**

**§175-27 IMPROVED LOT COVERAGE** - The part of the site that is covered by buildings or accessory buildings; impervious or pervious tennis courts, basketball courts, decks, swimming pool decks, patios, firepits, hot tubs or other recreational structures or improvements; impervious or pervious parking areas, driveways, walls, walkways, pavers or similar improvements; and any other structures or impervious surfaces. Total improved lot coverage shall not exceed 30% of the lot area. The percentage of the lot to be used for the principal residential use and all vehicle access and parking areas shall be not greater than 25%. Any portion of the 30% of lot coverage not devoted to the residence proper, parking and vehicular access may be used for outdoor appurtenances such as patio, deck, swimming pool or other recreational uses. This limitation shall apply to all residential districts and zones regulating single-family homes.

**BUILDING COVERAGE**

	EXISTING		PROPOSED	
	SQ. FT.	%	SQ. FT.	%
EXISTING DWELLING	1,634.73 SQ. FT.	16.06%	1,634.73 SQ. FT.	16.06%
PROPOSED ADDITION	N/A	N/A	674.42 SQ. FT.	6.63%

TOTAL EXISTING BUILDING COVERAGE = **1,634.73 SQ. FT. (16.06%)**

TOTAL PROPOSED BUILDING COVERAGE = **2,309.15 SQ. FT. (22.69%)**  
 ΔIMPROVED BUILDING COVERAGE = **737.32 SQ. FT.**  
 MAXIMUM BUILDING COVERAGE PERMITTED: **20%**

**RESIDENTIAL & PARKING COVERAGE**

IMPERVIOUS AREA	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)
EXISTING DWELLING	1,634.73	1,634.73
PROPOSED ADDITION	N/A	674.42
DRIVEWAY	644.73	596.27
BRICK WALL	28.61	28.61

TOTAL EXISTING RESIDENTIAL & PARKING COVERAGE = **2,308.07 SQ. FT. (22.67%)**  
 TOTAL PROPOSED RESIDENTIAL & PARKING COVERAGE = **2,934.03 SQ. FT. (28.82%)**  
 ΔIMPROVED COVERAGE = **+625.96 SQ. FT.**  
 MAXIMUM RESIDENTIAL & PARKING COVERAGE PERMITTED: **25%**

**LIVEABLE FLOOR AREA**

	EXISTING		PROPOSED	
	SQ. FT.	PERCENT	SQ. FT.	PERCENT
FIRST FLOOR	1,525.43 SQ. FT.	14.99%	2,196.25 SQ. FT.	21.57%
SECOND FLOOR	1,374.57 SQ. FT.	13.50%	1,438.67 SQ. FT.	14.13%

TOTAL EXISTING BUILDING COVERAGE = **2,900.00 SQ. FT. (28.49%)**  
 TOTAL PROPOSED BUILDING COVERAGE = **3,634.92 SQ. FT. (35.71%)**  
 ΔIMPROVED COVERAGE = **734.92 SQ. FT.**  
 MAXIMUM BUILDING COVERAGE PERMITTED: **30%**

**§175-27 LIVABLE FLOOR AREA**—The aggregate area of all floors included within the outer walls of a building, excluding basements, garages and other unheated areas, and including only such floor area under a sloping ceiling for which the headroom is not less than five feet six inches, and then only if at least 75% of such floor area has a ceiling height of not less than seven feet six inches and if any such floor that is situated above another story has access to the floor below by a permanent built-in stairway and has a permanent, complete floor and a means of heating to 70° F. at all times



**Section 4. Site & Building Information**

A. Describe the proposed construction:

**The Applicant seeks to construct a one-story addition along the rear portion of the dwelling at the Property.**

B. Describe the current use of buildings on the property:

**Single-family residence.**

C. Describe any existing deed restrictions or easements on property if any; these include but are not limited to storm drains, sidewalk, open space, streams, brooks, etc. Please provide copies of these documents as well.

**N/A**

D. Is the lot or the building non-conforming to the Demarest Zoning Ordinance or any other Borough Ordinance? If so, please describe.

**Minimum Front Yard Setback**

E. Has a variance been previously granted or denied on the subject property? If so, please describe what it is and when it was issued. Please provide copies of these documents as well.

**No.**

F. Will there be significant changes being made to the land of the property itself (such as the removal or replacement of dirt, change in grade, removal of trees)?

**No.**

**I, being of full age, hereby swear that all the information I have provided in the above application and the attached survey and / or plans are true and correct to the best of my knowledge.**

 Matthew G. Capizzi, Esq. 3/17/2026  
 Print Name of Applicant Signature Date  
*Attorney for Applicant*



## Section 5. Environmental Questionnaire

If any of the following questions are answered YES or OTHER, explain briefly on a separate clearly labeled document.

- A. Describe any adjacent environmental areas to the property – including any creeks, rivers, ponds, environmentally protected areas, riparian zones, etc.  
Cresskill brook is located roughly 450 ft away
- 
- B. Is the site located in or adjacent to a wetlands area?  YES |  NO
- C. Does the new project require the removal of any trees of four (4) inch diameter at a height of six (6) inches above ground level?  YES |  NO
- D. On the site plan, state how many, the species, and location of the trees on site. If it is a woodland area, give area and tree density.  
There are 23 trees shown on the site plan. The species are a mix of Blue Spruce, Arborvitae, Green Giant, & Eastern Red Cedar. The trees are spread along the front yard and side yards.
- 
- E. Does the new project require the removal of ornamental shrubs?  YES |  NO
- F. Does the applicant plan to relocate the trees and shrubs of item 3 and 4?  YES |  NO
- G. Does the new project require the alteration, channelization or relocation of any water course?  YES |  NO Not anticipated, test pits will be performed during construction
- H. Will the project introduce any change in the quality of present storm water runoff? Include any changes in nonporous surface due to the project.  YES |  NO
- I. Will the project require directing surface drainage into a water course?  YES |  NO
- J. Will the project have any impact on Borough Services presently provided, such as: Police, fire, public works, schools, public sewers, etc.?  YES |  NO
- K. Will any required excavation for the project penetrate the high-water table in existence at the site?  YES |  NO
- L. Will the project interfere or change the high-water table at the site or its surroundings due to change in drainage?  YES |  NO
- M. Will the project require any special foundation provisions such as: pile, spread footing supports, etc.?  YES |  NO
- N. Will the operation of the project increase local vehicular traffic?  YES |  NO
- O. Will the operation of the project increase local air pollution?  YES |  NO
- P. Will the operation of the project exceed the existing noise level?  YES |  NO
- Q. Will the operation of the project exceed standard noise code levels?  YES |  NO
- R. Will the operation of the project increase the present light intensity levels?  YES |  NO
- S. Will the operation of the project produce odors?  YES |  NO
- T. Will the project impact on, or be in violation of the Demarest Master Plan and/or current zoning in the area?  YES |  NO Some variance relief is required
- U. Is the area of the project currently served by public utilities such as: electric, gas, water?  YES |  NO
- V. Has the site of the project ever been used for storage and disposal of hazardous materials or toxic substances or dangerous chemicals?  YES |  NO

**\*\*Please clearly label using section and question letter all attached sheets explaining the above answers.**



## Section 6: Representatives' Contact Information

6A. Legal Representative Contact Info	
Contact & Business Name	<b>Matthew G. Capizzi, Esq., of Capizzi Law Offices</b>
Address	<b>205 Fairview Avenue, Westwood NJ 07675</b>
Phone	<b>201-266-8300</b>
Email	<b>matthew@capizzilaw.com</b>

  

6B. Engineer Contact Info	
Contact & Business Name	<b>Michael E. Dipple, P.E., of L2A Land Design, LLC</b>
Address	<b>66 Grand Avenue, 2nd Floor</b>
Phone	<b>201-227-0300</b>
Email	<b>mdipple@l2alanddesign.com</b>

  

6C. Planner Contact Info	
Contact & Business Name	<b>David Spatz, P.P., of Community Housing &amp; Planning Assoc.</b>
Address	<b>60 Friend Terrace, Harrington Park NJ 07640</b>
Phone	<b>201-564-7978</b>
Email	<b>davidspatz@optimum.net</b>

  

6D. Architect Contact Info	
Contact & Business Name	<b>Jose I. Carballo, R.A., P.P., of Jose Carballo Architecture P.C.</b>
Address	<b>171 Main Street, Suite 301, Hackensack NJ 07601</b>
Phone	<b>201-678-1201</b>
Email	<b>email@jcarballo.com</b>

  

6E. Other	
Contact & Business Name	
Address	
Phone	
Email	

March 17<sup>th</sup>, 2026

Zoning Board of Adjustment  
Borough of Demarest  
118 Serpentine Road  
Demarest, NJ 07627

Attn: Mr. Michael Greco, Secretary to the Board

Re: Reduced Building Addition  
Single-Family Residential Addition  
8 Glenwood Avenue | Block 121, Lot 7  
Borough of Demarest, Bergen County, NJ  
L2A Project No. 2501.183

Dear Members of the Board,

The enclosed plans have been revised in response to the engineering comments and planning comments as offered by Colliers Engineering & Design on January 5<sup>th</sup>, 2026, and December 30<sup>th</sup>, 2025, respectively. To assist in facilitating subsequent review, our responses below have been enumerated in the same order as the provided comments.

With respect to the letter prepared by Mr. Nick Chelius, P.E., dated January 5<sup>th</sup>, we offer the following responses:

**III. Engineering Review**

- B. The plans have been revised to reduce the proposed coverage to 30.73%
  - 1. The plans have been revised to show AC units and concrete pad to support the AC units behind the proposed addition.
  - 2. A new paver walkway and steps are proposed, revised to a total area of 161.34 SF
- C. With relation to the drainage
  - 1. The calcs have been revised. The entire building addition will be tributary to the drywell. There is an existing trench drain located in front of the garage which may lead to a similar drywell.
  - 2. The drywell volume has been revised to 203.89 CF or 1,525.19 Gallons
  - 3. The plans have been revised to show the 674.42 SF addition (including the fascia and soffit) as tributary to the drywell. Testimony can be provided regarding the appropriate size of the drywell.
  - 4. The overflow will be handled by the overflow pipe on the Roof-Leader Drain. See Detail
  - 5. A soil test can be provided.
  - 6. The plans have been revised to show a 6-inch PVC observation port with cap.
  - 7. Agreed.
- D. Testimony can be provided.
- E. With relation to the grading:
  - 1. Agreed

2. Agreed

F. Agreed

G. Agreed

H. Agreed

With respect to the letter prepared by Ms. Darlene A. Green, PP, AICP, dated December 30<sup>th</sup>, we offer the following responses:

1. Testimony can be provided in relation to the support of the variances required by the application.
2. The zoning table has been revised to remove a rear yard width, as the requirement does not apply to rectangular lots.
3. The building coverage includes the covered front porch and the bay window. Further testimony can be provided.
4. Comment is acknowledged, no further action is needed.
5. Further testimony can be provided.
6. The zoning table has been revised to show specific impervious areas.
7. The plans have been revised to show the AC units and concrete landing pad behind the addition.
8. Further testimony can be provided.
9. The zoning table has been revised to show a more detailed calculation.
10. Testimony can be provided.
11. The plans have been revised accordingly.
12. Testimony can be provided.
13. Comment is acknowledged, no further action is needed.

Should you have any questions or additional comments upon review, please do not hesitate to contact our office.

Very truly yours,

**L2A Land Design, LLC**

Daniel Ahern  
**Design Engineer**